



# ESTATE AGENTS

*... the key to a successful move*



**Fraser Street, Cobridge, Stoke on Trent, ST6 2DP**

**Guide price  
£55,000**

- \* FOR SALE BY AUCTION
- \* INVESTOR OPPORTUNITY
- \* REQUIRES REFURBISHMENT
- \* CLOSE TO LOCAL AMENITIES
- \* EXCELLENT COMMUTER LINKS

**w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)**

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## ACCOMMODATION

### DESCRIPTION

TO BE OFFERED AT AUCTION BY AUCTION HAMMER MIDLANDS. REGISTER TO BID [www.auctionhammermidlands.co.uk](http://www.auctionhammermidlands.co.uk) INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED, CASH BUYERS PREFERRED.

A two bedroom End of Terrace property that requires a complete refurbishment, conveniently located near to Festival Park and Hanley Town centre. The accommodation comprise: Front and rear reception room, kitchen, bathroom and to the first floor two double bedrooms, outside is a rear yard space. Excellent commuter links via the A500 and A50

### GROUND FLOOR

#### FRONT RECEPTION 10'9" x 10'2" (3.3m x 3.1m)

Ceiling light point, coving to the ceiling, double glazed window, exterior door



#### REAR RECEPTION 11'5" x 11'1" (3.5m x 3.4m)

Coving, ceiling light point, double glazed window



#### KITCHEN 12'1" x 5'2" (3.7m x 1.6m)

Requires updating



#### BATHROOM 7'6" x 5'2" (2.3m x 1.6m)

Requires updating



### FIRST FLOOR

#### FRONT BEDROOM 10'9" x 10'2" (3.3m x 3.1m)

Ceiling light point, double glazed window



#### REAR BEDROOM 11'5" x 11'1" (3.5m x 3.4m)

Ceiling light point, double glazed window

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availability of funds will be required to qualify your offer.

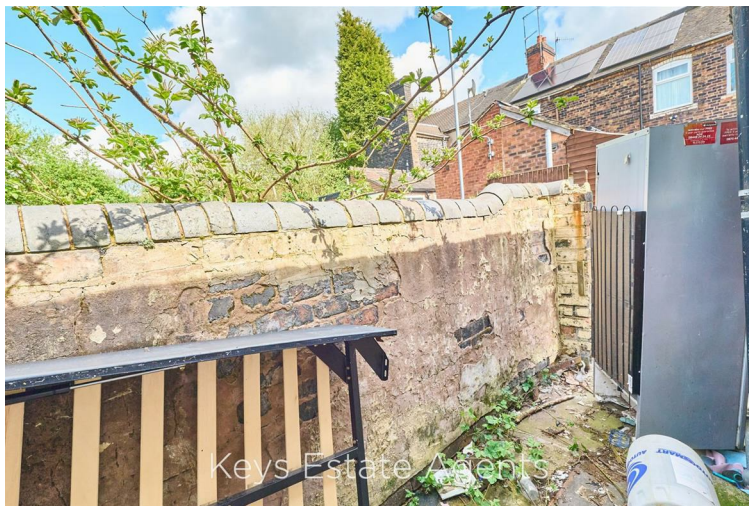
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

## OUTSIDE

Rear yard



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

### Services

We believe all are available.

### Tenure


Assumed to be freehold.

### Offer Procedure

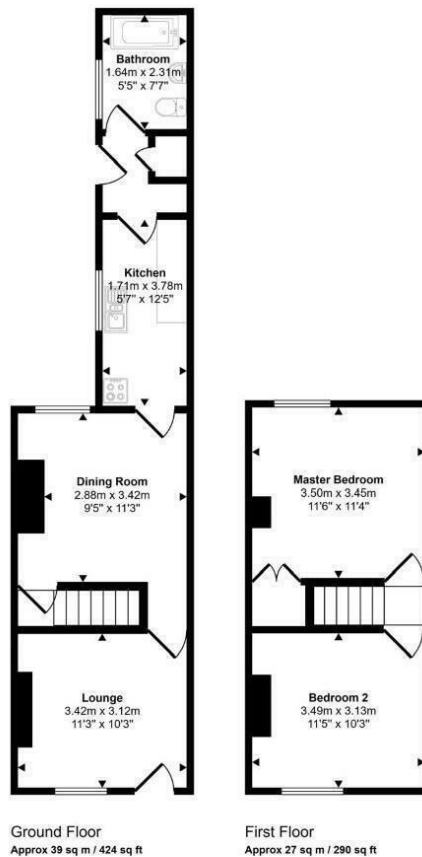
All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>42</p>	<p>81</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Approx Gross Internal Area  
66 sq m / 714 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

**YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**  
Written quotations of credit terms available on request. A life assurance policy may be required